

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**MAY 10, 2000
MEETING NO: 5-2000**

APPLICATION: HDC00-0165

DATE FILED: April 26, 2000

APPLICANT: Andrew D. Sellman
411 W. Montgomery Avenue

DESCRIPTION OF PROPERTY:

Address: 411 West Montgomery Avenue
Zone: R-90 (MEDIUM DENSITY RESIDENTIAL)
Present Use: Residence
Proposed Use: Residence
Age of Structure: Built in 1924
Property is a Contributing Resource to the West Montgomery Avenue Historic District

RELATED OR PREVIOUS ACTIONS:

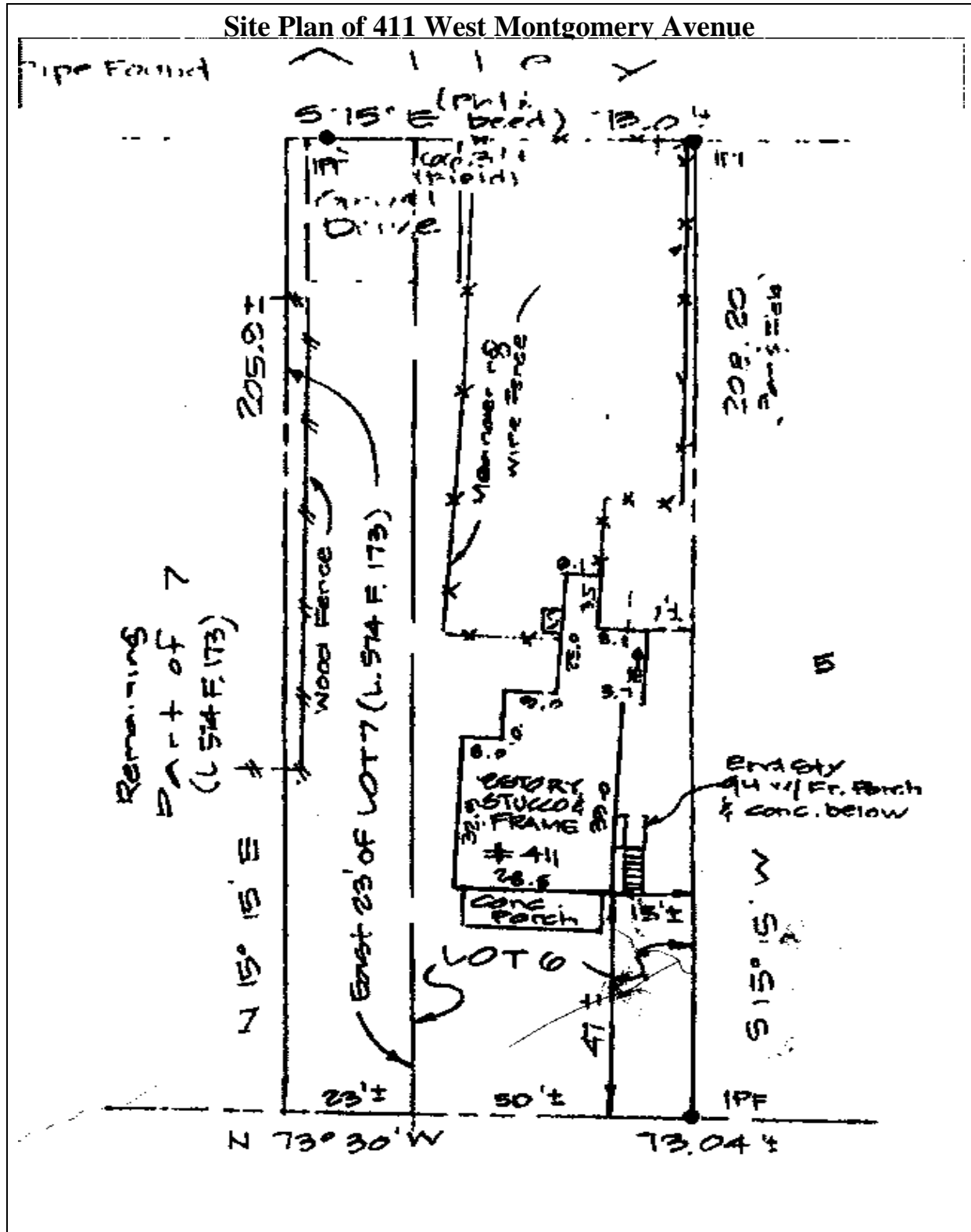
HDC99-0142- Tree removal

REQUEST:

The applicant requests approval to install soffit vents along the sides of the main house and install a powered attic ventilation fan on the north side of the house facing the rear yard. The applicant also will paint the house in a new color scheme: Coastal Point, a light beige color for the body of the house with Sandstone light gray/earthtone color for wood trim and standing seam metal roofing. Shaker Red will be used for accents. Color choice is not regulated by the HDC, but is eligible for state and county tax credits. Mr. Sellman requests these alterations to provide ventilation to the attic of the house. The wooden soffit vents will be 24 inches long and 8 inches wide will be painted to match the house. The low profile fan will be installed on the rear roof and will not be visible from the public way.

STAFF COMMENTS/ RECOMMENDATION:

Staff recommends approval to HDC00-0165 with HDC concurrence. Staff has examined the proposed ventilator specifications and noted that they are very obvious. However, this may have been intentionally so to illustrate the product. Staff has determined that both the fan and the soffit vents will have marginal impact from the public way and will produce a more comfortable and efficient house.



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DECK GRATES SOFFIT VENTS



All wood soffit vents. Easily installed these vents are factory screened to allow air to circulate but prevent insects from entering. The look is very appealing with availability in 12' lengths.

Selected Premium #2 & Better Lodgepole Pine Primed 4 Sides Redwood & Cedar available call for quote.

1" x 8"

1" x 10"

1" x 12"

Custom vents available

- Our all wood Soffit Vents offer up to 15 sq. inches of free air per linear foot.
- Aluminum vented Drip Edges offers 9.2 sq. inches of free air per linear foot 63% less.
- Aluminum Soffit Strip offers 11.50 sq. inches of free air per linear foot 30.4% less.



Sellman, Andrew
411 W. Montgomery Ave.
Power Attic Fan 24" Diameter



- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.**

The property is a contributing resource to the West Montgomery Avenue Historic District and streetscape.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area**

The fan is not in keeping with the original design of the building, but will not be visible from the public way. Staff feels the fan will have a marginal impact on the overall character of the structure and West Montgomery Avenue Streetscape. The soffit vents will not be visible from the public way as well and are to be installed only on the side elevations. Staff feels this will be a minor impact on the historic house and no impact to the streetscape.

- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.**

The applicant has proposed paintable wood soffit vents and has located them only on the side elevations. The vents will be painted the same color as the surrounding soffits, which will

somewhat mitigate their impact. Staff feels that the applicant has found materials that meets the need to ventilate the attic for comfort and protection against deterioration, yet is sympathetic to the character of the house and to the public perception of it. The fan does not contribute to the design and character of the house but again has been placed to be the least visible to the public and will have no impact on the streetscape.

- 4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.**